



TOWN CLERK

Kandy L. Lavallee
Town Clerk

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1195
clerks@grafton-ma.gov



Bk: 61447 Pg: 71

Page: 1 of 3 11/19/2019 01:57 PM WD

CERTIFICATE OF NO APPEAL

DECISION: GRAFTON ZONING BOARD OF APPEALS
2019/862- Special Permit

PETITIONER: Joseph Jacques & Erin Joslin
51 Wesson Street, Grafton, MA

OWNER: Joseph Jacques & Erin Joslin
51 Wesson Street, Grafton, MA

DEED REFERENCE: 51 Wesson Street
Assessor's Map 55, Lot 36
Worcester District Registry of Deeds
Book 54719, Page 333

RECEIVED
NOV 19 2019
Building Department

This is to certify that the Decision of the Grafton Zoning Board of Appeals on the petition of the above-named Petitioner to allow the construction of a roof/dormer addition and a porch on the rear of the home, at property located at 51 Wesson Road, Grafton was duly recorded in the Town Clerks office on October 28, 2019 at 2:15 pm.

No Notice of Appeal of the Decision was filed in this office within the twenty days next, the appeal period ending on November 18, 2019.

A true copy, ATTEST:

Kandy L. Lavallee
Kandy L. Lavallee, Town Clerk
Grafton, MA

RECEIVED
NOV 21 2019
Zoning Board of Appeals



**ZONING BOARD OF APPEALS
TOWN OF GRAFTON**

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519

Phone: (508) 839-5335 ext 1157 • FAX: (508) 839-4602
www.grafton-ma.gov

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2019 OCT 28 PM 2:15

**THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS**

2019/Case #862

SPECIAL PERMIT

Decision of the Board of Appeals on the petition from JOSEPH JACQUES & ERIN JOSLIN of 51 WESSON STREET, requesting that the Zoning Board of Appeals grants a Special Permit:

**TO ALLOW THE CONSTRUCTION OF A ROOF FORMER/ADDITION AND A PORCH ON THE REAR OF THE HOME WHERE THE DORMER/ROOF LINE IS 22.3' AND 22.8' OFF THE FRONT SETBACK WHERE A 30' SETBACK IS REQUIRED, ON A PRE-EXISTING, NON-CONFORMING STRUCTURE.
BOOK: 54719 PAGE: 333**

At their duly held meeting on Thursday, October 17, 2019, the Zoning Board of Appeals took the following action: Motion made by Mr. Waller and seconded by Mr. Chapin that the Zoning Board of Appeals grant a Special Permit to Joseph Jacques and Erin Joslin at 51 WESSON STREET, GRAFTON, MA.

TO ALLOW THE CONSTRUCTION OF A ROOF DORMER/ADDITION AND A PORCH ON THE REAR OF THE HOME, PER EXHIBIT A, ATTACHED.

FINDINGS:

- F1. THE STRUCTUE WAS BUILT IN 1825.
 - F2. THE PARCEL WAS PURCHASED IN 2015.
 - F3. THE PARCEL IS LOCATED IN THE R40 ZONING DISTRICT.
 - F4. THE R40 ZONE REQUIRES A 30' FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED 10.2' OFF THE FRONT YARD SETBACK.
- BASED ON FINDINGS F1-F4, THE CURRENT STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.
- F5. THE CURRENT USE IS A SINGLE FAMILY HOUSE AND THE PROPOSED USE IS A SINGLE FAMILY HOUSE.

F6. THE CURRENT HOME IS A 2 BEDROOM 1 BATHROOM HOME, THE PROPOSED HOME IS A 2 BEDROOM, 1 ½ BATHROOM HOME.

F7. THE NEIGHBORHOOD CONSISTS OF PRIMARILY RESIDENCE.
BASED ON FINDINGS F5-F7, THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

ON A ROLL CALL VOTE:

William McCusker, Chairman: **YES**
William Yeomans, Vice Chairman: **ABSENT**
Kay Reed, Clerk: **YES**
Marianne Desrosiers, Member: **YES**

Karl Chapin, Member: **YES**
Brian Waller, Alternate Member: **YES**
, Alternate Member:

Motion: **GRANTED**

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L.c.40A.

William McCusker, Chairman 

William Yeomans, Vice Chairman

Kay Reed, Clerk 

Marianne Desrosiers, Member 

Karl Chapin, Member 

Brian Waller, Alternate Member

, Alternate Member

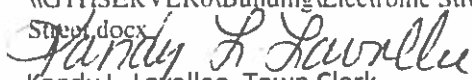
A complete file of this case (Case #862/2019) is on file with the Town Clerk.

A true copy;

Attest:

\\GTHSERVER6\Building\Electronic Street File\Wesson Street Building Number #51\Decision Wesson

Street.docx


Kandy L. Lavallee, Town Clerk

Grafton, MA

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ATTEST: WORC. Kathryn A. Toomey, Register